



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Decision for a Reasonable Use Exception

## Pedrizetti Reasonable Use Exception - PLN2010-00011

**Project Description:** The applicant is applying for a Reasonable Use Exception to allow for construction of a single family home and associated appurtenances within a landslide hazard area buffer. The proposed house footprint is approximately 2,244 square feet; the area disturbed within the landslide hazard area and buffer to construct the house is approximately 3,024 square feet. Drainage for the site will be directed to an existing drainage pipe system.

The applicant (Mike Reid - Representative) applied for the above project on **March 31, 2010**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on April 20, 2010. On June 01, 2011, the City issued a Notice of Application, which identified a public comment period from **May 4, 2010** through **May 25, 2010**. The City of Sammamish issued a decision on June 26, 2013. This Notice of Decision was issued on **June 26, 2013** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

**Applicant:** Mike Reid - Representative

**Public Comment Period:** May 4, 2010 through May 25, 2010

**Project Location:** TBD SE 30TH ST, Sammamish, WA. 98075

**Tax Parcel Number:** 9201100261

**Existing Environmental Documents:** Topographic Survey by ESM Consulting, received 3/31/10; Wetland Determination Report by Wetland Resources, dated 2/17/10; Geotech Reports by AESI, received 3/31/10, as amended in subsequent reports dated 7/30/12, received 8/8/12, and 4/25/13; Site Plan by GMS Architectural group, received 4/8/13; Drainage evaluation by DA Land Development Advisors, LLC, received 8/27/2012 & 9/7/12

**Other Permits Included:** Future construction / building permits

**SEPA Review:** The City of Sammamish has determined that this development is SEPA exempt.

**Public Hearing:** A Public Hearing is not required for this project.

**Appeal Period:** **June 26, 2013** through **July 17, 2013**

**Staff Member Assigned:**

Evan Maxim, Senior Planner

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*Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*